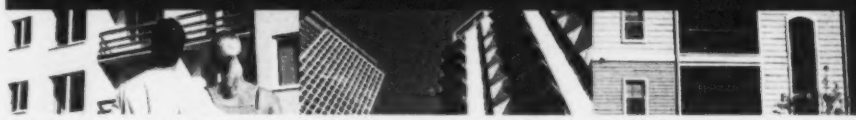
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Québec Highlights



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Spring 2010

Figure 1

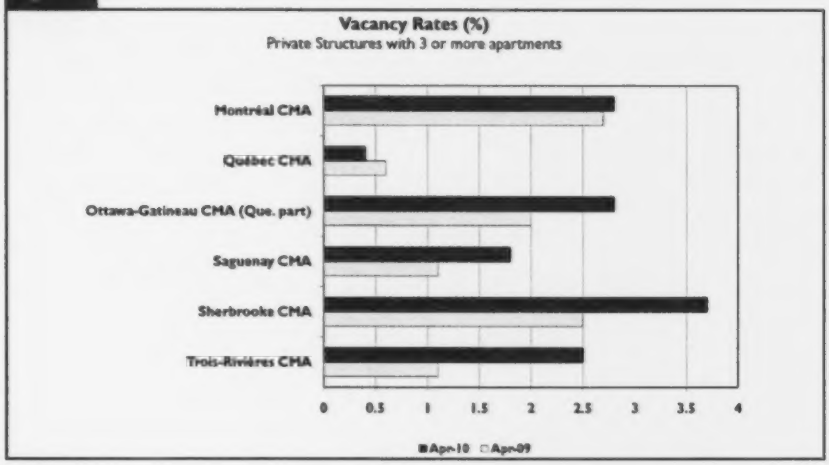
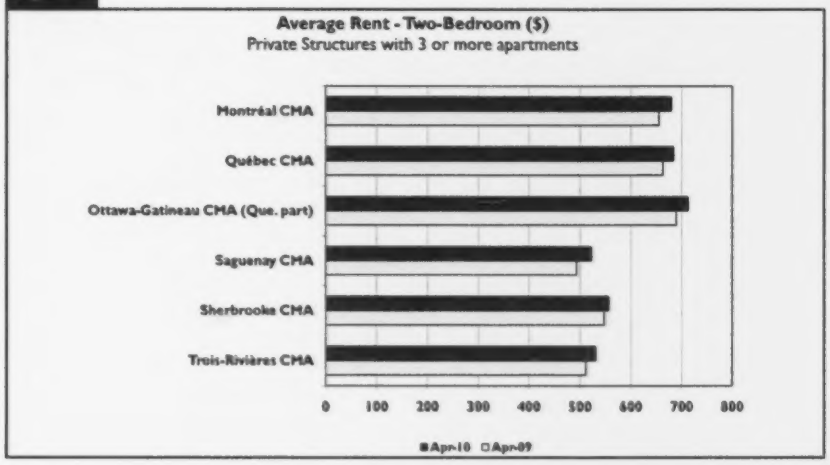


Figure 2



Highlights

- The average vacancy rate in privately initiated structures with three or more housing units in Quebec's urban centres (with 10,000 or more inhabitants) reached 2.5 per cent in April, up by 0.2 of a percentage point over a year earlier.
- The survey results revealed larger changes in several CMAs, and even a small decrease in the Québec area.
- The market was still tighter in the case of larger apartments.
- The estimated change in the average rent in existing structures[1] was measured at of 2.2 per cent over 2009.
- The availability rate also rose compared to last spring.
- As in the recent past, the spring 2010 survey results reflected offsetting factors, which, in the end, slightly favoured the easing of the market.

[1] It should be noted that CMHC now uses a measure (introduced in 2006) that estimates the change in rents charged in existing structures. This measure therefore excludes the impact of new structures and conversions added to the universe between surveys.

Canada

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Conditions still stable across Quebec

According to the Rental Market Survey conducted in the spring by Canada Mortgage and Housing Corporation (CMHC), the average vacancy rate in privately initiated structures with three or more housing units in Quebec's urban centres (with 10,000 or more inhabitants) reached 2.5 per cent in April, up by 0.2 of a percentage point over a year earlier.

This small increase was largely due to the influence of the Montréal CMA with a universe accounting for two thirds of the rental housing stock in the province.

As well, the survey results revealed larger changes in several CMAs, and even a small decrease in the Québec area. For the other urban agglomerations, the results show an almost identical rate (2.4 per cent) in centres with 10,000 to 49,999 inhabitants and a more notable increase in the case of agglomerations with 50,000 to 99,999 inhabitants (2.8 per cent in the spring of 2010, versus 2.4 per cent during the same period in 2009).

The picture of the market according to apartment size was fairly uniform across the province and had not changed much since the last three spring surveys, as the market was still tighter in the case of larger apartments. In fact, the vacancy rates were significantly lower for two-bedroom and three-bedroom apartments (2.2 per cent and 2.0 per cent, respectively) than for bachelor units (4.8 per cent).

The estimated change in the average rent in existing structures was more modest, with an increase of 2.2 per cent over 2009. And, the availability rate also rose compared to last spring. Among the factors that contributed to the easing of the markets, two are noteworthy: the relatively weak job market for young people and the movement to homeownership. In the first case, the modest rebound in youth employment has evidently reduced demand for rental housing on the part of young households. In the second, the recent trend of earlier-than-planned home purchases will have vacated a number of rental dwellings.

But while certain factors were causing rental market conditions to ease, others were acting in the opposite direction. For one thing, the demographic phenomena, including migration and aging, have supported demand, either through more newcomers arriving in Quebec or through people changing tenures. For another, on the supply side, a fact that cannot be disregarded is that rental dwellings have accounted for a small share of the homes newly completed in the province.

And so, as in the recent past, the spring 2010 survey results reflected offsetting factors, which, in the end, slightly favoured the easing of the market.

Montréal

Illustrating the conditions described above, the vacancy rate in the Montréal CMA remained relatively stable for a third straight year. The vacancy rate there rose marginally (from 2.7 per cent to 2.8 per cent). As well, demand for more spacious dwellings, particularly from families, was evidently still sustained. In fact, the vacancy rates stayed lower for larger units (2.4 per cent for two-bedroom apartments and 2.1 per cent for three-bedroom units) than for smaller ones (5.3 per cent for bachelor apartments and 2.9 per cent for one-bedroom units). The average rent for two-bedroom apartments reached $680 in April.

Québec

The Québec CMA once again had the tightest rental market among all the metropolitan areas across Canada. The vacancy rate there was 0.4 per cent this past April. This market indicator revealed a very strong demand, which was attributable, in part, to a still active labour market in the area. In 2010, the tight market conditions brought about an estimated change of 3.3 per cent in the average rent for two-bedroom apartments, and this average attained $684 in April.

Gatineau

In the Gatineau area, rental market conditions eased, as the vacancy rate reached 2.8 per cent in April 2010, compared to 2.0 per cent in the spring of 2009. This easing trend was largely due to the economic conditions favouring access to homeownership. Smaller apartments, particularly bachelor units, registered the greatest vacancy rate hikes. In fact, the proportion of vacant bachelor apartments rose from 1.7 per cent in April 2009 to 5.8 per cent a year later.

Sherbrooke

Once again this year, the Sherbrooke CMA rental market eased. From 2.5 per cent in the spring of 2009, the vacancy rate there reached 3.7 per cent in the same month this year. The increase in the Sherbrooke area vacancy rate observed in 2010 resulted from a slowdown in demand. This weakening was caused mainly by the movement to homeownership (thanks to the low mortgage rates), combined with a youth job market

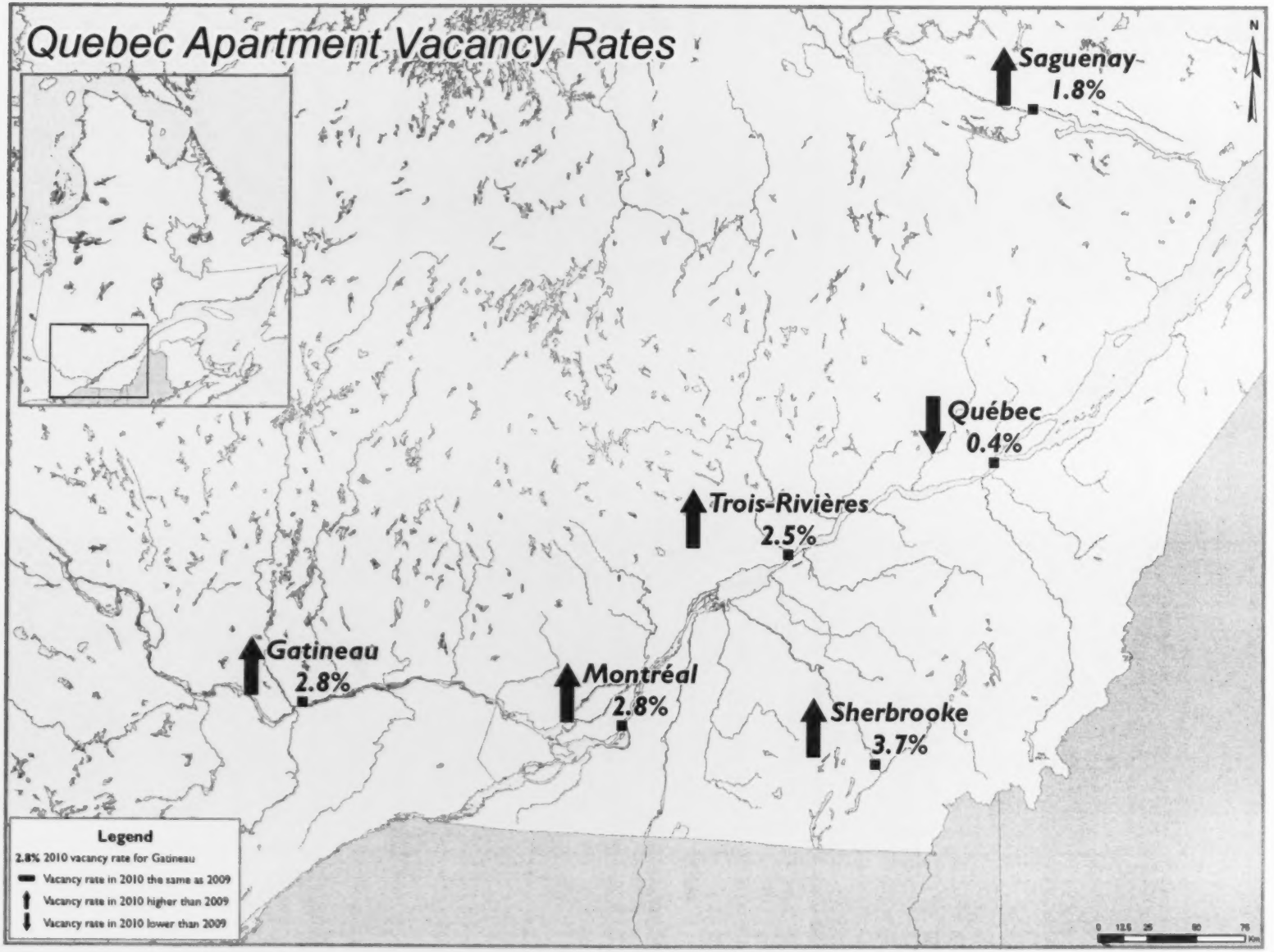
that is just starting to pick up again.

Trois-Rivières

The rental market also eased in the Trois-Rivières CMA over the past year, with a vacancy rate that reached 2.5 per cent this past April, versus 1.1 per cent during the corresponding period in 2009. A significant supply of new dwellings, combined with a less vigorous demand, pushed up the proportion of vacant units in the Trois-Rivières area. This easing of the market extended to apartments in all size categories. One-bedroom apartments registered the highest vacancy rate (2.9 per cent), followed by apartments with three or more bedrooms (2.5 per cent) and two-bedroom units (1.9 per cent).

Saguenay

In the Saguenay CMA, the vacancy rate was 1.8 per cent in April 2010. This level represented a small increase over a year ago and marked the end of the tightening that was observed on the market for the first time in October 2009. In addition, the rise in the availability rate, estimated at 9.5 per cent in April 2010, in comparison with 6.7 per cent a year earlier, seems to indicate that the market will soon be easing. The estimated change in the average rent for two-bedroom apartments was 3.3 per cent between April 2009 and April 2010, and the average rent for units of this type reached $522.


Quebec Apartment Vacancy Rates
N
Saguenay
1.8%
Québec
0.4%
Trois-Rivières
2.5%
Gatineau
2.8%
Montréal
2.8%
Sherbrooke
3.7%
Legend
2.8% 2010 vacancy rate for Gatineau
Vacancy rate in 2010 the same as 2009
Vacancy rate in 2010 higher than 2009
Vacancy rate in 2010 lower than 2009
0 12.5 25 50 75
Km

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Availability Rates (%) 34
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1.1.1_1 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Ottawa-Gatineau CMA (Que. part)	1.7 c	5.8 a	1.8 b	2.8 b	2.3 b	2.7 b	1.3 a	2.0 c	2.0 a	2.8 a
Montréal CMA	4.9 c	5.3 a	3.2 a	2.9 b	1.8 b	2.4 b	2.6 c	2.1 c	2.7 a	2.8 a
Québec CMA	1.1 a	0.1 a	1.2 a	0.7 a	0.4 a	0.4 b	0.3 b	0.3 b	0.6 a	0.4 a
Saguenay CMA	**	**	1.6 a	2.8 a	0.6 a	1.3 a	0.8 d	0.9 a	1.1 a	1.8 a
Sherbrooke CMA	5.4 d	5.3 a	3.0 b	3.8 a	1.9 b	3.6 b	2.5 c	3.1 a	2.5 a	3.7 a
Trois-Rivières CMA	**	**	1.7 a	2.9 a	0.5 a	1.9 b	1.0 a	2.5 a	1.1 a	2.5 a
Québec CMAs	**4.7 c**	**4.9 c**	**2.9 a**	**2.7 b**	**1.6 a**	**2.2 a**	**2.1 c**	**1.9 b**	**2.3 a**	**2.5 a**
Québec CA 50,000-99,999	**6.9 c**	**4.3 d**	**3.9 c**	**3.4 c**	**1.5 a**	**2.4 a**	**1.9 b**	**2.7 b**	**2.4 a**	**2.8 a**
Québec CA 10,000-49,999	**2.9 a**	**5.1 b**	**2.6 a**	**3.1 a**	**2.2 a**	**2.1 a**	**2.1 a**	**1.6 a**	**2.3 a**	**2.4 a**
Québec 10,000+	**4.7 c**	**4.8 c**	**2.9 a**	**2.7 a**	**1.6 a**	**2.2 a**	**2.1 b**	**2.0 b**	**2.3 a**	**2.5 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_1 Private Apartment Average Rents ($) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Ottawa-Gatineau CMA (Que. part)	503 a	515 a	577 a	602 a	690 a	713 a	786 a	798 a	667 a	691 a
Montréal CMA	494 a	517 a	600 a	622 a	656 a	680 a	811 b	843 b	637 a	665 a
Québec CMA	479 a	486 a	574 a	600 a	664 a	684 a	802 a	802 a	651 a	662 a
Saguenay CMA	344 a	359 a	423 a	428 a	494 a	522 a	538 a	552 a	476 a	501 a
Sherbrooke CMA	372 a	380 a	445 a	447 a	548 a	556 a	659 a	677 a	533 a	539 a
Trois-Rivières CMA	347 a	354 a	411 a	430 a	512 a	531 a	555 a	584 a	488 a	505 a
Québec CMAs	**487 a**	**505 a**	**582 a**	**604 a**	**646 a**	**668 a**	**778 b**	**809 b**	**628 a**	**652 a**
Québec CA 50,000-99,999	**369 a**	**387 a**	**440 a**	**454 a**	**526 a**	**538 a**	**560 a**	**580 a**	**503 a**	**520 a**
Québec CA 10,000-49,999	**363 a**	**380 a**	**415 a**	**429 a**	**502 a**	**518 a**	**552 a**	**568 a**	**480 a**	**497 a**
Québec 10,000+	**478 a**	**497 a**	**565 a**	**587 a**	**629 a**	**650 a**	**741 a**	**771 b**	**611 a**	**635 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_1 Number of Private Apartment Units Vacant and Universe in April 2010 by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Ottawa-Gatineau CMA (Que. part)	47 d	810	133 b	4,802	308 b	11,252	59 c	2,932	547 a	19,797
Montréal CMA	2,576 c	48,577	3,780 b	130,080	5,080 b	213,883	1,221	58,443	12,656 a	450,983
Québec CMA	7 a	5,541	127 a	19,271	136 b	37,441	31	9,853	301 a	72,106
Saguenay CMA	**	263	55 b	1,985	51 a	4,074	13	1,544	143 b	7,866
Sherbrooke CMA	136 c	2,578	279 c	7,411	581 b	16,053	177	5,733	1,172 b	31,774
Trois-Rivières CMA	**	819	127 b	4,408	150 b	8,025	80	3,150	411 b	16,403
Québec CMAs	**2,843 c**	**58,588**	**4,501 b**	**167,958**	**6,306 a**	**290,728**	**1,581 b**	**81,655**	**15,230 a**	**598,929**
Québec CA 50,000-99,999	**78 d**	**1,839**	**259 c**	**7,584**	**416 a**	**17,599**	**205 b**	**7,454**	**959 a**	**34,476**
Québec CA 10,000-49,999	**160 b**	**3,132**	**357 a**	**11,372**	**511 a**	**24,741**	**125 a**	**7,836**	**1,153 a**	**47,080**
Québec 10,000+	**3,081 c**	**63,559**	**5,117 a**	**186,914**	**7,232 a**	**333,068**	**1,911 b**	**96,945**	**17,341 a**	**680,485**

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1.1.4_1 Private Apartment Availability Rates (%) by Bedroom Type Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Ottawa-Gatineau CMA (Que. part)	2.5 d	**	2.7 b	3.4 c	3.1 b	3.5 d	1.8 c	2.4 c	2.8 a	3.4 b
Montréal CMA	7.6	8.6	6.5 b	6.2 b	4.7 b	5.8 c	4.5 c	5.1 c	5.6 b	6.2 c
Québec CMA	3.4 d	6.2	4.9 c	4.2 d	2.6 b	3.5 c	1.6 c	3.2 d	3.1 b	3.8 c
Saguenay CMA	**	**	8.4 c	11.1 d	6.2 b	8.6 c	5.0 c	8.0 d	6.7 b	9.5 d
Sherbrooke CMA	10.7 d	8.4 d	7.9 b	7.9 b	6.2 b	8.3 c	7.1 c	7.2 b	7.0 b	8.0 c
Trois-Rivières CMA	**	**	9.7 b	8.3 b	5.0 b	5.7 c	4.9 c	7.4 c	6.6 c	7.3 c
Québec CMAs	**7.5 c**	**8.5 b**	**6.4 b**	**6.1 b**	**4.5 b**	**5.6 c**	**4.2 c**	**5.1 b**	**5.3 a**	**6.0 a**
Québec CA 50,000-99,999	**8.9 c**	**7.6 c**	**7.4 b**	**8.1 b**	**4.9 b**	**6.9 a**	**5.4 b**	**7.3 b**	**5.8 a**	**7.2 a**
Québec CA 10,000-49,999	**5.2 b**	**6.2 a**	**5.2 a**	**5.5 a**	**4.6 a**	**4.5 a**	**4.2 b**	**4.1 a**	**4.7 a**	**4.8 a**
Québec 10,000+	**7.4 b**	**8.4 b**	**6.4 b**	**6.2 b**	**4.5 a**	**5.6 a**	**4.3 b**	**5.2 b**	**5.3 a**	**5.9 a**

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_1 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – CMAs

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Ottawa-Gatineau CMA (Que. part)	2.2 c	2.2 c	1.3 c	3.0 c	++	2.4 c	1.9 c	++	1.3 c	2.5 c
Montréal CMA	4.0 d	2.1 c	4.6 d	2.6 c	3.5 d	2.8 c	3.4 d	++	4.0 d	2.0 c
Québec CMA	++	2.2 c	**	4.3 c	2.1 c	3.3 c	++	3.2 c	2.2 c	3.0 c
Saguenay CMA	**	++	4.3 c	3.3 c	**	3.3 c	**	3.3 c	2.2 c	2.8 c
Sherbrooke CMA	++	**	++	**	**	1.7 c	++	**	1.6 c	2.1 c
Trois-Rivières CMA	**	++	3.0 c	2.4 c	3.3 c	**	2.5 c	1.4 c	2.8 c	2.1 c
Québec CMAs	**3.6 d**	**2.0 c**	**4.0 c**	**2.8 c**	**3.1 c**	**2.8 c**	**2.7 c**	**++**	**3.5 c**	**2.1 c**
Québec CA 50,000-99,999	**++**	**++**	**3.0 d**	**++**	**2.5 c**	**3.3 c**	****	**2.7 c**	**2.1 b**	**2.9 b**
Québec CA 10,000-49,999	**4.3 c**	**2.6 c**	**2.4 a**	**2.6 a**	**2.1 a**	**2.5 a**	**2.5 a**	**2.0 b**	**2.1 a**	**2.7 a**
Québec 10,000+	**3.6 d**	**2.0 c**	**3.9 d**	**2.7 c**	**3.0 b**	**2.8 c**	**2.6 c**	**++**	**3.4 b**	**2.2 c**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_2 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Abitibi-Témiscamingue										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Amos CA	9.5 c	**	2.4 b	0.9 a	1.5 a	0.2 a	1.3 a	0.5 a	2.0 a	0.7 a
Rouyn-Noranda CA	**	1.1 a	1.5 c	0.7 a	0.6 a	0.6 a	0.0 b	0.0 b	0.9 a	0.6 a
Val d'Or	0.0 c	0.5 b	0.0 b	0.0 b	0.0 b	0.0 b	0.0 b	0.0 b	0.0 b	0.0 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_2 Private Apartment Average Rents ($) by Bedroom Type Québec – Abitibi-Témiscamingue										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Amos CA	329 a	345 a	366 a	383 a	454 a	468 a	506 a	527 a	446 a	460 a
Rouyn-Noranda CA	348 a	358 a	393 a	408 a	488 a	496 a	563 a	579 a	458 a	471 a
Val d'Or	326 a	356 a	391 a	400 a	472 a	504 a	558 a	578 a	462 a	495 a

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a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_2 Number of Private Apartment Units Vacant and Universe in April 2010 by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Amos CA	**	31	2 a	236	1 a	495	1 a	236	7 a	999
Rouyn-Noranda CA	3 a	277	5 a	717	10 a	1,506	0 b	330	18 a	2,830
Val d'Or	1	232	0 b	443	0 b	1,016	0 b	666	1 b	2,356

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_2 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Amos CA	9.5 a	**	2.4 b	0.9 a	1.7 a	0.2 a	1.3 a	0.5 a	2.1 a	0.7
Rouyn-Noranda CA	**	1.5	1.7 a	0.7 a	0.6 a	0.6 a	0.0 a	0.0 a	0.9 a	0.7
Val d'Or	0.8 a	0.9	0.2 b	0.7 b	0.2 a	0.0 a	0.1 a	0.2 a	0.2 a	0.3

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_2 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Abitibi-Témiscamingue

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Amos CA	**	**	3.5 d	3.4 b	2.4 a	3.2 b	2.3 b	3.2 b	2.6 a	3.4 b
Rouyn-Noranda CA	8.1 c	++	3.6 c	2.9 c	4.7 b	2.1 d	4.6 c	**	3.0 b	2.6 b
Val d'Or	3.3 d	3.9 d	5.2 b	3.1 d	3.2 b	3.2 c	3.7 b	1.5 d	1.8 c	4.0 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_3 Private Apartment Vacancy Rates (%) by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Drummondville CA	11.0 d	**	4.6 d	3.2 c	2.8 b	2.1 c	3.0 c	4.0 d	4.0 c	3.1 c
Victoriaville CA	**	**	**	3.5 d	2.4 c	1.3 c	4.3 d	0.3 b	2.7 b	2.0 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_3 Private Apartment Average Rents ($) by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Drummondville CA	342 a	352 a	452 b	455 a	517 a	517 a	555 a	576 a	492 a	508 a
Victoriaville CA	296 a	331 a	384 a	383 a	476 a	481 a	544 a	557 a	461 a	468 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_3 Number of Private Apartment Units Vacant and Universe in April 2010 by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Drummondville CA	**	600	54 d	1,702	68 c	3,221	90 d	2,245	239 c	7,768
Victoriaville CA	**	301	30 d	854	26 a	2,089	2 b	764	79 b	4,008

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_3 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Drummondville CA	13.3 d	**	6.4 c	11.2 d	6.5 c	9.9 d	7.2 c	14.2 d	7.2 b	11.2 c
Victoriaville CA	**	**	**	14.8 d	8.8 b	9.7 b	9.1 c	13.6 d	8.5 b	11.6 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_3 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Centre du Québec et Estrie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Drummondville CA	++	++	2.2 c	**	3.0 c	4.9	++	2.5 b	1.5 c	4.6 c
Victoriaville CA	++	**	++	++	++	1.2	++	1.4	++	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_4 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Montmagny City	**	**	2.6 c	2.1 c	1.3 a	1.4 a	0.0 b	0.0 a	1.5 b	2.5 a
Saint-Georges CA	**	**	1.8 c	5.9 c	**	2.5 a	**	5.1 d	**	3.5 b
Sainte-Marie City	5.9 d	0.0 a	4.6 c	3.5 d	3.2 b	1.6 b	0.0 b	0.7 b	3.2 b	1.8 b
Thetford Mines CA	**	**	6.3 c	4.3 d	4.4 b	2.4 b	3.0 b	1.2 a	4.8 b	2.7 b

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_4 Private Apartment Average Rents ($) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Montmagny City	340 a	343 a	408 a	428 a	509 a	511 a	508 a	514 a	483 a	483 a
Saint-Georges CA	322 c	343 a	375 a	381 a	465 a	487 a	466 a	481 a	438 a	467 a
Sainte-Marie City	332 a	336 a	371 a	375 a	504 a	519 a	541 a	542 a	480 a	489 a
Thetford Mines CA	406 d	424 a	343 a	360 a	393 a	407 a	418 a	431 a	385 a	401 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_4 Number of Private Apartment Units Vacant and Universe in April 2010 by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Montmagny City	**	31	3 c	149	5 a	379	0 c	59	15 a	618
Saint-Georges CA	**	31	21 c	348	37 a	1,485	10 d	190	72 b	2,054
Sainte-Marie City	0	28	7 d	205	9 b	590	1 b	148	18 b	971
Thetford Mines CA	**	94	13 d	293	13 b	520	2 a	184	30 b	1,091

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_4 Private Apartment Avaliability Rates (%) by Bedroom Type Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Montmagny City	**	**	11.4 d	3.5 d	4.1 b	3.0 a	0.0 b	**	5.1 c	4.0 b
Saint-Georges CA	**	**	9.9 b	10.2 c	11.1 d	6.5 b	**	**	11.6 b	7.5 b
Sainte-Marie City	11.8 b	0.0	9.3 b	5.1 d	9.6 b	5.6 b	**	0.7 b	9.4 b	4.6 b
Thetford Mines CA	**	**	6.7 b	9.6 b	6.9 b	6.3 b	4.7 c	3.5 c	6.8 b	6.5 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_4 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Chaudière-Appalaches

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Montmagny City	**	**	4.0 c	1.6 c	3.3 b	++	3.1 d	**	3.2 b	1.1 a
Saint-Georges CA	**	**	++	++	0.9 a	++	++	++	1.2 a	1.1 a
Sainte-Marie City	**	**	++	2.9 c	1.9 b	1.6 b	1.5 a	2.4 b	1.9 a	2.1 a
Thetford Mines CA	**	**	2.3 c	1.8	2.3 c	3.8 b	3.1 c	2.4 b	2.1 b	4.9 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
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1.1.1_5 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Baie-Comeau CA	3.7 b	3.0 c	2.0 a	1.1 a	2.9 a	2.4 a	5.9 c	2.3 c	3.2 b	2.0 c
Sept-Îles CA	4.1 c	2.0 c	2.6 b	0.9 a	0.5 a	0.6 a	0.9 a	1.6 c	1.6 b	1.0 c

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_5 Private Apartment Average Rents ($) by Bedroom Type Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Baie-Comeau CA	370 a	387 a	447 a	465 a	549 a	553 a	585 a	588 a	513 a	522 a
Sept-Îles CA	392 a	403 a	456 a	471 a	534 a	558 a	606 a	613 a	512 a	529 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_5 Number of Private Apartment Units Vacant and Universe in April 2010 by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Baie-Comeau CA	2 c	78	5 a	440	14 a	600	6 c	247	27 a	1,365
Sept-Îles CA	4 c	214	6 a	722	6 a	1,011	7 c	458	24 a	2,405

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_5 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Baie-Comeau CA	4.9 b	4.4 c	4.0 b	2.6 b	4.9 b	3.7 b	6.3 c	2.7 b	4.8 a	3.2 b
Sept-Îles CA	4.1 c	2.0 c	2.7 b	0.9 a	0.5 a	0.7 a	1.1 a	1.8	1.6 b	1.1 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Québec – Côte-Nord

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Baie-Comeau CA	**	++	++	++	2.7 c	++	2.6 c	++	1.1 d	1.0 d
Sept-Îles CA	4.9 b	2.8 a	3.2 c	3.9 b	++	5.3	3.0 b	2.3 a	1.9 b	3.3 b

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_6 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Gaspé City	4.0 a	0.0 c	0.0 b	3.9 c	0.0 b	0.0 b	0.0 b	2.0 c	0.2 a	1.6 b
Les Îles-de-la-Madeleine MU	**	**	1.0 a	1.1 a	2.0 a	4.0 c	**	**	1.5 a	2.6 b
Matane CA	3.7 c	7.8 d	4.7 b	3.9 b	1.5 a	1.0 a	0.0 b	1.7 c	2.6 a	2.9 a
Rimouski CA	0.7 b	4.0 d	0.4 b	2.0 c	0.5 b	1.5 a	0.3 b	1.4 c	0.4 a	1.9 b
Rivière-du-Loup CA	2.4 c	5.4 d	3.3 d	4.8 c	1.2 a	1.3 a	0.9 a	0.7 a	1.7 a	2.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_6 Private Apartment Average Rents ($) by Bedroom Type Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Gaspé City	365 a	405 a	428 a	437 a	504 a	505 a	532 a	548 a	482 a	485 a
Les Îles-de-la-Madeleine MU	**	**	509 a	513 a	565 a	586 a	695 a	713 a	547 a	559 a
Matane CA	345 a	363 a	404 a	416 a	489 a	494 a	517 a	536 a	449 a	456 a
Rimouski CA	418 a	409 a	485 a	490 a	591 a	614 a	640 a	641 a	546 a	556 a
Rivière-du-Loup CA	342 a	350 a	407 a	420 a	513 a	524 a	564 a	578 a	489 a	503 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_6 Number of Private Apartment Units Vacant and Universe in April 2010 by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Gaspé City	0 c	33	7 c	177	0 b	240	2 b	103	9 b	552
Les Îles-de-la-Madeleine MU	**	**	1 a	98	5 c	130	**	12	6 b	246
Matane CA	11 c	145	19 b	505	5 a	518	3 a	181	39 a	1,348
Rimouski CA	25 d	628	27 c	1,396	30 a	2,083	10 a	718	93 b	4,825
Rivière-du-Loup CA	11 c	196	22 c	468	18 a	1,379	3 a	433	54 a	2,476

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_6 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Gaspé City	4.0 a	0.0 a	0.0 b	3.9	0.0 a	0.0	0.0 b	2.0 a	0.2 a	1.6
Les Îles-de-la-Madeleine MU	**	**	1.0 a	1.1	2.7 a	4.9	**	**	1.9	3.0
Matane CA	7.4 b	9.2	5.7 b	4.3	3.3 a	2.0	0.6 a	2.8	4.1 a	3.7
Rimouski CA	4.8 d	4.0	1.4 d	2.3	1.5 a	1.7	1.9 a	1.8	1.9 b	2.2
Rivière-du-Loup CA	7.5	7.5	7.4 b	7.3	2.7	2.9	4.1	2.7 b	4.2 b	4.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_6 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Gaspésie-Bas-St-Laurent

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Gaspé City	**	**	1.4 a	2.0 a	1.4 a	1.3 a	1.4 a	2.4 a	1.4 a	1.9 a
Les Îles-de-la-Madeleine MU	**	**	1.0	1.8 b	++	3.3 c	**	**	1.4 a	2.8 a
Matane CA	2.8 a	**	2.9 a	3.9 b	3.7 a	2.3 a	4.3 a	3.9 a	3.1 a	3.4 a
Rimouski CA	4.4 c	4.2	3.6 c	3.5 d	3.4 d	3.2 c	4.1 d	**	4.4 d	2.9 b
Rivière-du-Loup CA	++	++	1.5	1.0 d	2.3 a	1.4 a	1.8 a	1.3 a	1.8 a	1.3 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_7 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Alma CA	**	**	1.6 c	3.4 c	2.4 b	1.4 b	0.0 b	0.3 b	2.1 b	2.0 b
Dolbeau-Mistassini CA	**	**	5.7 c	**	7.1 a	8.1 a	3.5 b	3.6 b	6.5 a	7.0 a
Roberval City	0.0 a	25.0 a	7.8 a	5.1 a	1.9 a	5.5 a	1.3 a	1.3 a	3.1 a	5.1 a
Saint-Félicien City	0.0 c	3.4 c	1.0 a	4.1 b	4.2 a	7.9 a	3.3 d	6.9 b	3.2 b	6.8 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_7 Private Apartment Average Rents ($) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Alma CA	296 a	330 a	363 a	374 a	435 a	438 a	478 a	479 a	431 a	433 a
Dolbeau-Mistassini CA	278 a	n/s	351 a	356 a	422 a	439 a	469 a	471 a	416 a	433 a
Roberval City	**	n/s	359 a	363 a	439 a	451 a	500 a	508 a	431 a	440 a
Saint-Félicien City	335 a	350 a	366 a	371 a	440 a	443 a	505 a	511 a	431 a	435 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_7 Number of Private Apartment Units Vacant and Universe in April 2010 by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Alma CA	**	33	11 d	314	15 a	1,120	1 b	302	35 a	1,769
Dolbeau-Mistassini CA	**	12	**	94	30 a	369	3 b	88	39 a	562
Roberval City	2 a	8	6 a	118	17 a	308	1 a	76	26 a	510
Saint-Félicien City	1 c	29	4 b	99	24 a	303	4 b	59	33 a	490

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_7 Private Apartment Availability Rates (%) by Bedroom Type Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Alma CA	**	**	10.2 d	8.2 c	7.6 b	7.7 b	8.8 c	5.2 d	8.6 a	7.8 a
Dolbeau-Mistassini CA	**	**	6.8 c	**	8.8 a	8.7 a	3.5 b	3.6 b	8.0 a	7.3 a
Roberval City	0.0 a	25.0 a	7.8 a	5.1 a	1.9 a	5.5 a	1.3 a	1.3 a	3.1 a	5.1 a
Saint-Félicien City	0.0 c	3.4 d	1.0 a	4.1 b	4.2 a	7.9 a	3.3 d	6.9 b	3.2 b	6.8 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_7 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lac-St-Jean

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Alma CA	**	**	++	2.4 c	1.7 c	1.8 b	**	2.6 c	1.5 c	2.3 b
Dolbeau-Mistassini CA	**	**	++	++	1.4 d	++	2.3 b	++	1.3 a	1.2 a
Roberval City	**	**	5.5 a	++	3.6 b	++	3.5 a	++	3.0 a	1.4 a
Saint-Félicien City	**	**	3.6 d	++	0.9 a	0.9 d	++	2.5 c	1.7 b	1.2 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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1.1.1_8 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Joliette CA	**	5.9 d	2.1 c	2.4 c	1.2 a	1.3 a	0.8 d	1.3 a	1.3 a	1.7 b
Lachute CA	11.6 d	13.5 c	1.6 c	2.8 b	0.8 a	3.3 b	1.8 c	5.6 c	1.8 b	4.2 b
Mont-Laurier City	1.1 a	5.2 a	2.0 a	3.6 a	0.4 a	2.6 a	2.3 c	4.3 a	1.2 a	3.4 a
Prévost City	**	**	0.0 c	**	**	**	**	**	0.0 c	**
Rawdon MU	**	0.0 a	3.8 d	2.4 a	1.0 a	0.9 a	4.0 a	1.9 a	2.1 b	1.4 a
Saint-Lin-des-Laurentides City	**	**	0.0 b	1.3 a	2.0 a	0.0 b	4.1 a	1.8 a	1.9 a	0.9 a
Sainte-Adèle City	0.0 c	**	3.1 d	5.7 a	0.5 b	4.0 b	**	5.5 a	1.4 a	5.3 a
Sainte-Sophie MU	**	**	**	0.0 a	**	0.0 a	16.2 a	0.0 a	**	0.0 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_8 Private Apartment Average Rents ($) by Bedroom Type Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Joliette CA	381 b	406 a	434 a	466 a	548 a	580 a	598 a	628 a	525 a	557 a
Lachute CA	351 a	372 a	417 a	425 a	508 a	526 a	538 a	541 a	481 a	495 a
Mont-Laurier City	370 a	375 a	404 a	404 a	475 a	495 a	507 a	540 a	445 a	462 a
Prévost City	**	**	492 a	516 a	523 a	536 b	640 b	680 b	518 a	544 a
Rawdon MU	389 a	389 b	393 a	419 a	505 a	546 a	565 a	591 a	485 a	520 a
Saint-Lin-des-Laurentides City	**	**	413 a	421 a	552 a	556 a	597 a	652 a	533 a	540 a
Sainte-Adèle City	418 b	451 c	483 a	509 a	577 a	592 a	624 a	651 a	551 a	570 a
Sainte-Sophie MU	**	**	402 a	421 a	514 a	505 a	577 b	833 b	482 a	505 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.3_8 Number of Private Apartment Units Vacant and Universe in April 2010 by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Joliette CA	15 d	249	22 c	935	34 a	2,703	12 a	878	83 b	4,765
Lachute CA	7 c	49	6 b	202	14 b	434	7 c	126	34 b	811
Mont-Laurier City	5 a	96	15 a	418	13 a	507	6 a	140	39 a	1,161
Prévost City	**	**	**	41	**	17	**	11	**	71
Rawdon MU	0 a	17	2 a	84	2 a	218	1 a	52	5 a	370
Saint-Lin-des-Laurentides City	**	**	1 a	79	0 a	212	1 a	64	3 a	362
Sainte-Adèle City	**	23	11 a	198	11 b	286	5 a	93	32 a	599
Sainte-Sophie MU	**	**	0 a	12	0 a	38	0 a	7	0 a	63

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1.1.4_8 Private Apartment Availability Rates (%) by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Joliette CA	**	5.9	3.4 d	4.9	3.2 c	3.9 a	2.1 c	2.9	3.0 b	4.0 a
Lachute CA	11.6 a	13.5	5.4 a	10.0	9.0 b	11.4	8.8 b	10.9	8.2 a	11.1
Mont-Laurier City	5.7 b	5.2	7.7 a	4.8	5.0 a	3.9	5.3 c	4.3	6.1 a	4.4
Prévost City	**	**	**	**	**	**	**	**	**	**
Rawdon MU	**	0.0	5.1 a	3.6 b	3.5 b	1.4	6.0 a	1.9	4.4 a	1.9
Saint-Lin-des-Laurentides City	**	**	1.8 a	1.3	5.4 b	0.0 b	6.1 a	1.8	4.8 a	0.9
Sainte-Adèle City	0.0	27.3	8.5 a	7.8	5.5 b	7.2 b	**	8.9	5.6 a	8.4
Sainte-Sophie MU	**	**	**	0.0	**	0.0	16.2 a	0.0	**	0.0

The following letter codes are used to indicate the reliability of the estimates:
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1.1.5_8 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Lanaudière et Laurentides

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Joliette CA	++	**	++	++	++	3.5 d	3.6 d	++	++	**
Lachute CA	++	**	1.6 b	1.8 a	2.8 a	1.1 a	1.7 c	2.2 a	2.2 a	1.8 a
Mont-Laurier City	**	**	6.3 b	++	++	3.5 b	++	5.4 b	2.6 b	3.4 b
Prévost City	**	**	++	3.2 d	++	**	**	**	++	++
Rawdon MU	**	**	++	**	2.6 a	2.9 c	3.9 d	4.0 b	3.1 b	2.5 b
Saint-Lin-des-Laurentides City	**	**	++	5.7 d	3.2 b	**	3.2 a	4.0 a	3.4 b	1.6 c
Sainte-Adèle City	**	**	**	**	2.6 c	++	**	++	4.8 c	++
Sainte-Sophie MU	**	**	**	**	**	**	**	**	**	**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
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1.1.1_9 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Cowansville CA	17.4 d	15.8 d	4.3 c	2.9 a	3.2 c	5.1 b	1.9 c	5.5 b	3.8 b	5.0 b
Granby CA	**	**	3.2 d	2.5 c	0.6 a	2.3 a	**	3.3 d	1.5 a	2.6 b
Saint-Hyacinthe CA	**	**	**	3.5 d	0.9 a	2.3 a	**	**	1.2 a	2.4 b
Saint-Jean-sur-Richelieu CA	**	1.3 a	2.4 c	1.9 c	1.1 a	1.1 a	**	0.6 b	1.5 a	1.1 a
Salaberry-de-Valleyfield CA	0.0 d	5.9 d	5.1 d	3.5 d	3.9 c	3.6 c	2.1 c	0.5 b	3.7 b	3.2 b
Sorel-Tracy CA	2.6 c	7.4 c	4.4 c	7.0 c	2.9 b	2.6 b	3.2 d	3.5 d	3.2 b	3.6 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_9 Private Apartment Average Rents ($) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Cowansville CA	321 a	361 a	402 a	416 a	499 a	517 a	534 a	548 a	473 a	496 a
Granby CA	369 a	398 b	448 a	483 a	550 a	555 a	579 a	612 a	520 a	534 a
Saint-Hyacinthe CA	409 a	424 a	457 a	472 a	536 a	575 a	606 a	613 a	515 a	547 a
Saint-Jean-sur-Richelieu CA	389 a	412 a	446 a	449 a	570 a	568 a	626 a	636 a	553 a	554 a
Salaberry-de-Valleyfield CA	386 a	386 a	434 b	452 a	536 a	568 a	555 a	581 a	507 a	529 a
Sorel-Tracy CA	327 a	343 a	393 a	409 a	466 a	481 a	527 a	520 a	454 a	469 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_9 Number of Private Apartment Units Vacant and Universe in April 2010 by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Cowansville CA	9 d	54	12 a	405	42 b	825	21 b	384	84 a	1,668
Granby CA	**	371	48 c	1,892	102 c	4,505	24 d	704	198 b	7,472
Saint-Hyacinthe CA	**	318	61 c	1,734	74 c	3,241	**	1,203	159 b	6,495
Saint-Jean-sur-Richelieu CA	6 d	471	26 c	1,389	46 a	4,166	13 b	2,038	91 a	8,063
Salaberry-de-Valleyfield CA	7 d	115	20 c	589	40 c	1,106	2 b	337	69 b	2,147
Sorel-Tracy CA	6 c	86	37 c	525	48 b	1,876	12 d	341	103 c	2,828

The following letter codes are used to indicate the reliability of the estimates:
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1.1.4_9 Private Apartment Availability Rates (%) by Bedroom Type Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
Cowansville CA	20.3 d	15.8 d	9.7 b	5.2 b	7.0 b	6.9 b	3.8 c	8.3 b	7.6 b	7.1 a
Granby CA	**	**	10.2 c	7.0 c	6.9 c	6.8 c	6.0 d	5.8 c	7.7 b	6.9 b
Saint-Hyacinthe CA	**	**	4.8 d	5.3 c	2.5 c	5.3 c	3.4 d	3.6 d	3.2 c	5.0 c
Saint-Jean-sur-Richelieu CA	**	**	6.7 c	**	3.8 c	5.5 c	4.6 d	3.0 d	4.7 b	5.3 b
Salaberry-de-Valleyfield CA	0.0 d	5.9 c	5.1 d	3.5 d	3.9 c	3.6 c	2.1 c	0.5 b	3.7 b	3.2 b
Sorel-Tracy CA	3.7 d	10.2 c	7.3 c	12.1 c	4.5 b	5.2 b	4.7 c	7.7 c	5.1 b	7.0 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
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1.1.5_9 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Montérégie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
Cowansville CA	++	**	3.6 b	1.6 d	3.4 d	2.5 b	2.1 c	1.7 d	2.3 b	3.1 b
Granby CA	**	++	++	**	1.1 d	2.2 b	1.0 d	5.6 d	++	2.9 b
Saint-Hyacinthe CA	++	**	4.5 d	++	**	++	**	++	3.0 d	++
Saint-Jean-sur-Richelieu CA	++	**	++	++	**	3.7 d	++	++	3.5 d	3.4 d
Salaberry-de-Valleyfield CA	**	**	++	5.0 d	**	5.3 d	++	++	3.2 d	4.5 d
Sorel-Tracy CA	**	**	++	5.2 d	1.9 b	2.8 b	++	++	2.0 b	2.7 b

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1_10 Private Apartment Vacancy Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
La Tuque CA	9.5 c	0.0 a	12.7 a	16.3 a	9.3 a	10.4 a	3.5 a	1.4 a	9.1 a	10.0 a
Shawinigan CA	**	**	9.6 c	8.1 c	3.2 c	5.1 b	3.4 c	5.3 c	4.8 b	5.8 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2_10 Private Apartment Average Rents ($) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
La Tuque CA	305 a	321 a	336 a	348 a	391 a	394 a	453 a	460 a	385 a	394 a
Shawinigan CA	297 a	304 b	353 a	366 a	396 c	424 a	432 a	450 a	395 a	417 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3_10 Number of Private Apartment Units Vacant and Universe in April 2010 by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
La Tuque CA	0 a	21	34 a	210	37 b	357	2 a	145	74 a	733
Shawinigan CA	**	78	70 c	868	126 b	2,466	67 c	1,266	271 b	4,678

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4_10 Private Apartment Availability Rates (%) by Bedroom Type Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10	Apr-09	Apr-10
La Tuque CA	14.3 d	4.8 a	19.4 c	21.6 c	16.2 c	15.5 b	8.4 a	4.9 a	15.5 c	14.9 b
Shawinigan CA	**	**	10.9 c	11.0 c	4.6 c	7.3 b	4.8 c	6.2 c	6.1 c	7.8 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5_10 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Québec – Mauricie

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10	Apr-08 to Apr-09	Apr-09 to Apr-10
La Tuque CA	-1.5 a	5.8 a	0.4 a	2.1 b	1.4 a	0.7 a	1.2 a	1.4 a	0.8 a	1.9 a
Shawinigan CA	**	**	**	++	**	2.3	2.5 c	**	1.3 d	3.1 d

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current April Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

Acknowledgement

The Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, and building superintendents throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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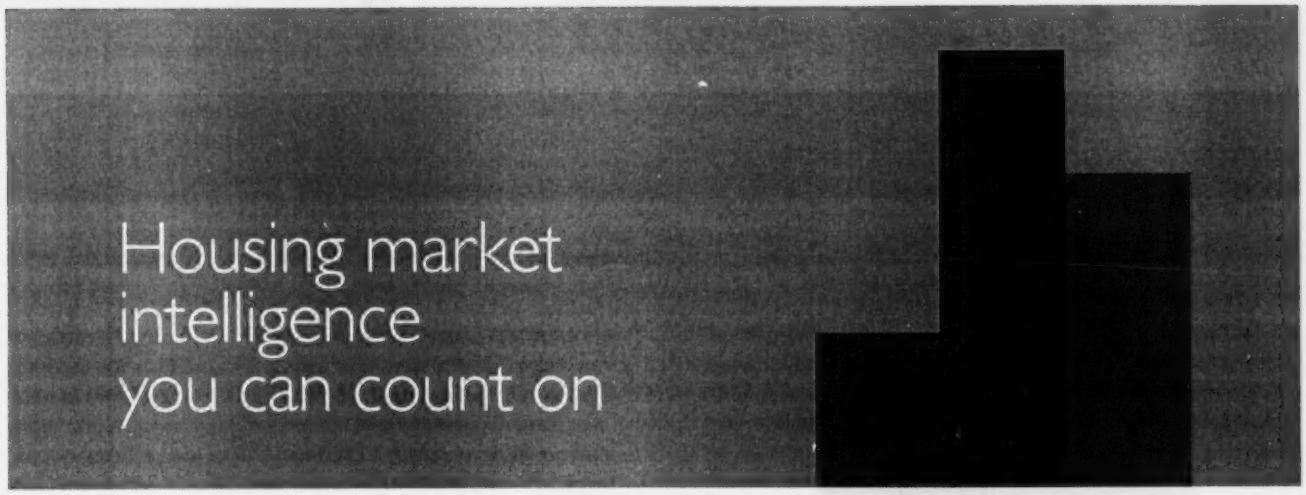

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
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